

Rob Zuccaro

Subject: FW: Storage Tek Development

From: Carol Banks Design [<mailto:carolbanksdesign@gmail.com>]
Sent: Thursday, June 11, 2020 7:34 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek Development

Please do not let Louisville continue to become Boulder...

I am writing you ask the following:

1. Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.
2. Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Thank you!

--



Carol Banks
Carol Banks Design LLC, create. collaborate. connect.
415-264-6922 | hi@carolbanksdesign.com
carolbanksdesign.com



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Rob Zuccaro

Subject: FW: Opposed to the Redtail Ridge development size

From: Anita Bower [<mailto:amb0523@hotmail.com>]
Sent: Wednesday, June 10, 2020 6:53 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Opposed to the Redtail Ridge development size

To the Louisville Planning Commission,

I am writing this to express my concerns, and that I am opposed, to the current proposal and what I view as threat to our environment by a developer and their hoped for massive development at the Storage Tek.

Why? Because our planet and environment has been decimated enough. What some people might view as a flat, empty field is home to thousands of animals, birds, and insects. Small, yes, but invaluable parts to our ever-threatened ecosystem. It seems that more and more places I travel to are being ripped open for more ugly concrete "stuff." More roads, wider highways, more storage sheds, more ugly-looking, generic office parks.....ugh! Louisville is beautiful and unique. We need to keep it that way. In my humble opinion, a huge, concrete ridden development is not the way. I ask you to please tell the developer that their proposal is too big, and to scale it down, a lot.

I also agree with Matt Jones, in that all the citizens of Louisville need and deserve the opportunity to participate in a public hearing when it is safe.

On a final note:

In a hundred years, will a bunch of ugly, generic office buildings, and all the life-suffocating concrete and traffic they bring them matter? Will they enhance our planet and environment, or will help turn America into Generica? Will they be worth costing countless precious life forms their lives? To my knowledge, there have never been any regrets about conserving our precious, irreplaceable environment, even if it's just a few acres. We need more nature, more calm, more quiet, not more traffic, destruction, and noisy construction. Especially after over a year of near non-stop noise caused by everyone needing their roofs replaced after the hailstorm a few years ago.

Thank you for taking the time to read this.

Anita Fromm

Louisville CO resident

Rob Zuccaro

Subject: FW: Opposed to Red Tail Ridge

From: Charlotte Buck [<mailto:charbuck47@live.com>]
Sent: Wednesday, June 10, 2020 9:40 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Opposed to Red Tail Ridge

Developers don't care about how they scar up the environment, ruin the character of a lovely place to live, etc. They just want to make money and go somewhere else to ruin and make more money. The Via Varra horror show does not need to be duplicated in Louisville, on such a grand scale. The residents of Louisville may not know this is on the table, and if everyone knew, they would vote/protest mightily, and ask you to soundly reject such a catastrophe. The Storage Tek property could do much better

Thank you,
Charlotte Buck
947 Larkspur Lane
Louisville
moved to Louisville in 1995

Rob Zuccaro

Subject: FW: Storage Tek

From: Jenn Burch [<mailto:jennburch13@gmail.com>]

Sent: Wednesday, June 10, 2020 5:31 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Storage Tek

I was raised in Louisville and I raised my 2 children here. I am all for smart growth. Smart and sustainable. I have 2 grown kids and I'm teaching them how to vote and have their voices heard. Please don't let any oil companies move to Louisville. I'm disabled and was homeless for 2 years because I couldn't pay rent while living on \$771 a month. Please don't sell our beautiful city to an oil company.

Thank you.

Jennifer Burch

Rob Zuccaro

Subject: FW: Redtail Ridge Plan

From: Robbie Cartwright [<mailto:robbiecartwright@comcast.net>]
Sent: Wednesday, June 10, 2020 4:27 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail Ridge Plan

Dear Planning Commission,

I believe that this Redtail proposal is of such significance that the planning commission should please

1) **Table the proposal** until regular public open hearings can be held in person without risk of contagion during the pandemic. A Zoom meeting is insufficient community access for consideration of a development proposal with such wide-ranging impacts to our town. Further, the pandemic is rapidly changing the way our businesses and senior centers will be operating in the future. The proposal's big corporate headquarters could be obsolete already, and sit as empty as Kohl's by the time it is built.

2) If the planning commission does succumb to developer pressures and insists on considering this huge development proposal now despite the pandemic, I urge you to **vote against the Redtail development as it is currently proposed.**

Having read over the plans I see only a thin token strip of park or open space, and enormous buildings. I understand that they are asking to effectively double the amount of development currently allowed in the site GDP, and extend the height limits from 2 or 3 stories to five! That will not benefit our community.

I am absolutely opposed to so many extraordinary changes and exemptions being requested over and above what was already approved for the previous site owners.

**This proposal is too big for the site, and too much for our town.
It would effectively be a mini-town between us and Highway 36.**

We do not need a new non-contiguous exurb which would be effectively "Louisville South," (or "Broomfield West"?).

We do not need 2226 more residences, or perhaps 5,000 more people.

We do not need more traffic, more of a strain on our schools, our police and fire departments, our senior center, rec center, and library.

We have plenty of retail space sitting empty in our town. We do not need additional low-wage chain coffeehouses and fast-food places which seem to inevitably follow new suburbs, especially those along busy intersections.

We choose to live in Louisville, not Broomfield, and not Superior, and not Erie. Sprawl currently surrounds us but has not yet consumed us.

We moved to Louisville in 1995 for its small town community feel. We chose a home between downtown and the rec center so that we could walk everywhere. I have been proud to call Louisville home, as here we know our neighbors, and we have earned national recognition for our small town amenities. Louisville extended open space and trails, and support for our charming downtown has swelled with new restaurants and shops. I voted for the new library, and for the much-needed senior/rec center expansion. I support our farmers market, and look forward to eventually resuming the Street Faires and Art Walks and Concerts in the Park. We are doing so many things right.

Please do not diminish our town by over-extending it!

Sincerely,

Robbie Cartwright
120 W Pine St
Louisville, CO 80027

Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: Chris Conley [<mailto:stillchrisconley@gmail.com>]

Sent: Wednesday, June 10, 2020 6:39 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge Development

Hello!

I would like to let you know that I am not on board with the Redtail Ridge development plan for the Storage Tek site. I am a Louisville resident (and homeowner) and I do not want to support building any other large buildings, especially near our open space. I can't imagine what that will do in terms of traffic, blocking beautiful views, etc. The buildings that are being proposed sound like they are much larger than what we previously approved for Storage Tek.

I do not believe Louisville has the infrastructure to support the extra traffic that would be brought in as a result of a building like this. I moved to Louisville, not Broomfield, for exactly that reason.

Thank you,
Chris Conley

Rob Zuccaro

Subject: FW: StorageTek land development proposal

From: Paula Dallabetta [<mailto:pauladallabetta@gmail.com>]
Sent: Wednesday, June 10, 2020 4:23 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: StorageTek land development proposal

We live in a great town with a small town feel and we need to keep it that way. The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. Louisville needs some development at the old Storage Tek site, but not 5 million square feet. Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek. Please vote no on the development plan and PUD on the agenda

Also, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville.

Paula Dallabetta
303.883.2999

Rob Zuccaro

Subject: FW: Vote yes for Redtail Ridge GDP
Attachments: lettertoPlanningCommission.docx

From: Marilyn Davenport [<mailto:marilyndave@gmail.com>]

Sent: Thursday, June 11, 2020 11:16 AM

To: Planning <planning@Louisvilleco.gov>

Subject: Vote yes for Redtail Ridge GDP

Rob Zuccaro

Subject: FW: STK Development - Redtail Ridge Comments

From: Laurie Draper [<mailto:ldraper01@gmail.com>]
Sent: Wednesday, June 10, 2020 5:50 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Cc: Johnson Doug <doug15johnson@yahoo.com>
Subject: STK Development - Redtail Ridge Comments

Dear Louisville Planning Commission:

We live in a great town with a small town feel and we need to keep it that way. The Redtail Ridge development will bring more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield. A huge development at the Storage Tek site with buildings three times the size of Storage Tek and up to five stories high is not what we need in Louisville! I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet. Please: 1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek.

2) Vote no on the development plan and PUD on the agenda. 3) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now. Additionally, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it being contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville...."

Thank you,

Laurie Draper
804 Spyglass Circle

Laurie Draper
Feldenkrais® Practitioner
www.Feldenkrais5280.com

Rob Zuccaro

Subject: FW: Opposition to Redtail Ridge Development

From: Melissa DuBois [<mailto:meldubois@gmail.com>]

Sent: Thursday, June 11, 2020 12:59 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Opposition to Redtail Ridge Development

To the Louisville Planning Commission,

My name is Melissa DuBois and I am a Louisville resident. I would like to express my strong opposition to the proposed high density development at the Storage Tek site.

Please advise the developer that this proposal is WAY too big. Please vote NO on the development plan and PUD on the agenda.

As this is the biggest Louisville land use and development decision in decades, the citizens of Louisville would appreciate having a public hearing. It should be a well-advertised public hearing, and either conducted virtually or at a time when it is safe for all to participate in person (so as not to exclude those who are concerned about COVID-19).

As I understand it, Boulder County does not support this proposal either, due to its size and its detrimental impact on regional traffic, housing, and environment. It is also contrary to the spirit of the Northwest Parkway Intergovernmental Agreement.

I appreciate your attention to our community's concerns.

Respectfully,
Melissa DuBois
Louisville Resident

Rob Zuccaro

Subject: FW: Redtail Ridge

From: Janine Fitzgerald [<mailto:j9fitz@gmail.com>]
Sent: Thursday, June 11, 2020 12:32 PM
To: Planning <planning@Louisvilleco.gov>
Subject: Redtail Ridge

To the Louisville Planning Commission -

I have lived in Boulder County since 1982 and Louisville since 2004. I have witnessed an insane amount of development in 38 years. The proposal for the Storage Tek site is TOO MUCH. Already the quality of vehicle traffic congestion in our town is ridiculous. We've already added so many houses by King Soopers and along Highway 42. The quality of life here in Louisville is at stake.

More is not not always better. Bigger is not always better.

I agree, having something at the Storage Tek site would be good, I just don't think this proposal is the right fit for Louisville.

Regards,
Janine Fitzgerald
Ward II

Rob Zuccaro

Subject: FW: Storage Tek development plan and PUD

From: Joel Hayes [<mailto:hayesjoel@gmail.com>]

Sent: Wednesday, June 10, 2020 8:53 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Storage Tek development plan and PUD

I write to ask you to oppose the proposed development plan and PUD for the former Storage Tek site. It is too big, too high and too dense. Please hold the development to the size approved for ConocoPhillips. We also request a hearing that can be attended in person, when it is safe to do so and individual voices can be heard.

Yours truly,

Joel Hayes
Susan Johnson
187 Harper St.,
Louisville CO.

Rob Zuccaro

Subject: FW: The Redtail Ridge development proposal

From: Ellen J Helberg [<mailto:ejhelberg@gmail.com>]

Sent: Thursday, June 11, 2020 1:41 PM

To: Planning <planning@Louisvilleco.gov>

Subject: The Redtail Ridge development proposal

Dear Planning Commission Members:

I am writing to express my opposition to the current proposal to develop the Storage Tek site.

In its current form, the proposal for development will bring a lot more traffic congestion with pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree that development at the old Storage Tek site is a good idea, but this proposal for a 5 million square feet development is just too large.

Please inform the developer that its proposal is too big. I think a more appropriate proposal would be a plan the size of what was approved for ConocoPhillips, even though that plan was a generous 60% bigger than Storage Tek originally was.

Please vote no on the development plan and PUD on the agenda.

I also urge you to schedule a public hearing open to all when it is safe to do so. This is the biggest Louisville land use and development decision in a very long time.

Please do not have a public hearing that requires those who want to attend to risk their health in a pandemic.

Thank you for your consideration.

*Ellen J. Helberg
726 Ponderosa Ct.
Louisville, CO 80027*

Rob Zuccaro

Subject: FW: NO to Redtail Ridge amendments and PUD

From: E. K. [<mailto:ekangel@hotmail.com>]

Sent: Wednesday, June 10, 2020 9:19 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: NO to Redtail Ridge amendments and PUD

To the Louisville Planning Commission:

1) Please **do NOT approve** any amendments to the Redtail Ridge Comprehensive Plan and General Development Plan and the PUD. **The city needs to tell the developer that their plan is WAY TOO BIG.**

- Do NOT approve the change from rural to suburban.
 - This IS a rural property. Do not ruin it by approving the change.
- Do NOT approve the change to multi-family residential.
 - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high-density housing. We're begging you to stop approving more residential development!!
- Do NOT approve the request to change the allowed floor area ratio and building heights.
 - We do NOT need buildings taller than the current buildings at the site. These requested changes will ruin the character of the current site and land.
- Do NOT approve the requested change to allow a mixed commercial and residential development with an INSANE amount of gross square feet of building area (almost 6 MILLION) and THOUSANDS of multi-family residential units.
 - This is not in character with the current property.
 - This is not in character with city of Louisville.
 - This is not what the community wants.
 - When will the City of Louisville start listening to its residents?!! We do NOT want more housing development. Period. The city has already allowed way too much residential development. We do NOT need more high-density housing. We're begging you to stop approving more residential development!!

We do NOT need more buildings. We do NOT want more high-density housing!! We do NOT want/need more traffic or more congestion.

We NEED open space. That parcel of land creates the needed OPEN SPACE barrier between Louisville and Broomfield (required by the legal agreement).

Before allowing any more buildings to be built, shouldn't the city concentrate on filling the empty ones that already exist in town?

Once our precious land is gone and built on and developed, it will never come back.

2) The city needs to **schedule a public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic**. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

Please vote NO on all these requested changes to the Redtail Ridge Comprehensive Plan and General Development Plan!!!

Sincerely,
Elizabeth & David House
15+ year resident of Louisville, CO

Rob Zuccaro

Subject: FW: StorageTek land development proposal

From: Katherine Little [<mailto:kat.little99@gmail.com>]

Sent: Thursday, June 11, 2020 9:09 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: StorageTek land development proposal

1) Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda. 2) Schedule the public hearing--on the biggest Louisville land use and development decision in decades--when it is safe to have an in-person hearing that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings.

Thanks,
Katherine Anderson
Louisville resident

Rob Zuccaro

Subject: FW: Redtail Ridge AKA old StorageTek site

From: David Lucas [<mailto:davidadamlucas@gmail.com>]

Sent: Thursday, June 11, 2020 10:05 AM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Redtail Ridge AKA old StorageTek site

I would like to share my voice of approval for this development project, I live next to this vacant property and it is currently a blight and would like to see it developed.

While I would love to see it turned into a large park or open space with trails for use by residents and typically leans towards less development the fact remains that it is private property and will eventually be developed.

I feel that the current development strikes a balance between residential, commercial and retail and will be beneficial to the community by bringing employment and housing and has taken many years to find someone willing to tackle this unique piece of property.

Thank you for your consideration.

Dave Lucas
303-549-2461

Rob Zuccaro

Subject: FW: Storage Tek Development

From: Amy Marks [<mailto:amymarksc@gmail.com>]

Sent: Thursday, June 11, 2020 1:07 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Storage Tek Development

Hello. I sent this message earlier to Mayor Stolzman, Deborah Fahey, and Jeff Lipton, cc'd to the Planning Commission at an incorrect email address.

Hello. I am writing to urge you not to support the development plan being pitched to the Planning Commission for the Storage Tek property this Thursday, unless the following issues are addressed *and* a well-advertised public hearing is held so that the entire Louisville community can weigh in:

- How much will the senior rental housing cost tenants? The numbers that the Citizens' Action Council is sharing are appalling (an upfront \$200,000-\$900,000 deposit (90% returnable), and monthly fees of \$2,300-\$3,800, based on financials from a similar property run by the same company). If that's not accurate, the developer should be able to provide exact numbers. That's not affordable housing, by any stretch.
- How much will the other multifamily housing units cost? Louisville does not need more "luxury" apartments. We need affordable housing so that young families can live here, retired residents can afford to stay, and everyone who works in this town can find an affordable place to live within city limits.
- What are the developers' contingency plans if the economy tanks post-Covid-19? Louisville has an abundance of vacant commercial space right now. We don't need more.
- What incentives will the city be offering to the developer, and what protections does the city have if that investment isn't recouped by promised property and sales tax income? Given the property's location, it's fair to assume that any "promised" sales tax income could just as easily go to Broomfield and not Louisville.
- How will the city manage the increased traffic flow and burden on existing infrastructure resulting from the development? Has the potential for severe budget cuts as a result of Covid-19 been incorporated into budget planning for redevelopment? If not, where is the money going to come from to pay for increased infrastructure needs if Louisville experiences a severe budget shortfall?

I'm not opposed to development, but it has to be well thought out and appropriate for the times, and I am not convinced that the Brue Baukol Capital Partners plan for the Storage Tek property is either of those.

Thank you.

Amy Marks
708 Ponderosa Ct.
Louisville
303-980-0723

Rob Zuccaro

Subject: FW: Red Tail Ridge

-----Original Message-----

From: Sheri Marsella [mailto:sherimarsella@gmail.com]
Sent: Wednesday, June 10, 2020 8:10 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

Dear Planning Commission,

I am writing in support of the Red Tail Ridge GDP amendment. I have been following this parcel since it's Storage Tek days and think it's about time for our city to allow something to happen on it. The development plan is reasonable, the open space is generous and the boon to our Hospital and schools is needed. I feel like with one exception that I will detail next, the developers have been very responsive to the voices of the citizens.

The one change I would make is to not limit the small housing to seniors. I am 63 years old and live in the 5 bedroom house where my kids grew up. I would love to live in a "starter" home, or an empty nester type home, but really don't want to live in a senior community. Why can't starter and patio home be intermixed. It's good for all. Maybe even some of our teachers and cops could live here.

Don't let this property sit vacant for another 20 years because the development is not perfect in everyone's eyes. There are many who would like for nothing ever to be built in Louisville ever again. The densities proposed here are very reasonable. Keeping a great company housed in Louisville is important. Maybe if this is done right, you can keep a 25 year resident like me, as well.

Sheri Marsella

Sent from my iPad

Rob Zuccaro

From: Lisa Ritchie
Sent: Thursday, June 11, 2020 8:21 AM
To: Rob Zuccaro
Subject: FW: Redtail Ridge Development Project

*Lisa Ritchie, AICP
Senior Planner
City of Louisville
720-391-3993 - Temporary Phone Number*

The City has made the decision to close all facilities in an effort to protect public health and prevent the spread of COVID-19. We continue to provide essential services and are conducting non-essential services remotely if possible. I appreciate your patience and understanding if you experience a longer response time than usual.

Also to stay up-to-date, please sign up for eNotifications at <https://www.louisvilleco.gov/residents/enotification> and the City's monthly eNewsletter at <https://www.louisvilleco.gov/newsletter>.

From: Molly Pieper [mailto:mollypieper@yahoo.com]
Sent: Thursday, June 11, 2020 7:30 AM
To: Planning <planning@Louisvilleco.gov>
Subject: Fwd: Redtail Ridge Development Project

From: Molly Pieper <mollypieper@yahoo.com>

Date: June 10, 2020 at 6:16:19 PM MDT
To: planning@louisvilleco.gov
Subject: Redtail Ridge Development Project

Dear Louisville Planning Committee,

I have lived in Louisville for twenty years and love our community. I feel so fortunate to have lived here long enough to witness first hand the amazing changes to Louisville in these past twenty years. When we first arrived, Senor T's, the Blue Parrot and Paulie's Italian Ice were our limited favorites! There was, of course, the infamous Storage Tek campus and the Flatirons Mall was just opening.

Sadly, one big change has been the vacancy and changes to the Storage Tek area. I fully support the Redtail Ridge Development project and hope our Community will move forward with supporting this project and giving new life and vibrancy back to a beautiful area, along with creating jobs and further benefits to our community!

Thank you for helping Louisville thrive!!

Warmly,

Molly Pieper
817 Trail Ridge Drive

Rob Zuccaro

Subject: FW: Red Tail Ridge

From: Kim Poletti [mailto:casa_poletti@comcast.net]
Sent: Thursday, June 11, 2020 9:02 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Red Tail Ridge

Dear Planning Commission,

I am writing to say “NO” to the current proposal for the Red Tail Ridge development at the former Conoco/StorageTek site. It is far too large and will create more traffic congestion leading to ozone creation (a climate changing pollution), pressure on housing, urban sprawl without open space and no community separation from Broomfield.

I have not seen very many public postings about public meetings related to Red Tail Ridge. Please post these and make them available to the public (via Zoom if necessary) so we can have a community discussion about this development. The last thing we need is more urban sprawl that increases traffic problems. Boulder county is also not in favor of this current development plan. Please take this into consideration as we are all a community.

I vote “NO” on this development.

Thank you,
Kim Poletti

Rob Zuccaro

Subject: FW: Storage Tek Site

From: BETTY SCHACHT [<mailto:curlymug@msn.com>]
Sent: Thursday, June 11, 2020 9:41 AM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Storage Tek Site

To Whom It May Concern:

I have recently been made aware of the proposed size of the development on the old Storage Tek site. I think the proposal is entirely too big for the site. Once you lose open space to development, it's gone forever. We don't need more sprawl, congestion and pollution in Boulder County. Superior is a perfect example of how ugly uncontrolled growth can be.

Please do not allow the proposed massive development of the Storage Tek site.

Sincerely,

Betty Schacht
2067 Eagle Avenue
Superior, CO 80027
303-241-1626

Sent from [Mail](#) for Windows 10

Rob Zuccaro

Subject: FW: Redtail

From: Richard Simpson [<mailto:rsim586133@aol.com>]
Sent: Wednesday, June 10, 2020 4:47 PM
To: Planning Commission <PlanningCommission@louisvilleco.gov>
Subject: Redtail

I feel the proposed Redtail Ridge development is far too large for the Louisville area.

Tell the developer their proposal is way, way too big. The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.

The impact on traffic, housing, and the environment will be far too negative if this development is allowed to proceed as planned.

Please do not allow this developer to destroy our way of life in Louisville. My wife and I are 25 year residents of Louisville.

Richard Simpson
1560 Ridgeview Dr.

Rob Zuccaro

Subject: FW: RedTail Ridge

-----Original Message-----

From: sherry sommer [mailto:hellosherry2@yahoo.com]

Sent: Thursday, June 11, 2020 2:31 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: RedTail Ridge

Dear Members of Louisville's Planning Commission, I urge you to vote NO on the RedTail Ridge proposal which you will be discussing tonight.

I am not opposed to Medtronic breaking ground and this could be done at any time. This property, now owned by ConocoPhillips, is approved for a campus which would already be 60% bigger than the Storage Tek facility. For those who would like to see something happen, let it be fully understood that something could happen right now. However, the developer would like to maximize profits, and that is why you have this monstrosity of a plan before you.

We have already seen the developer's cards and they do not bode well for Louisville. We've already seen promises broken.

At the initial public meeting hosted by the developer we were promised that this development would be done with great sensitivity for the site and for Open Space, with environmental friendliness, and that it would provide long awaited access to the public. Lots of commercial areas were promised to bolster Louisville's economy. Added to all this, the development would firmly support Louisville's Small Town Character.

A complete mockery has already been made of most of those promises. Without a doubt, more disappointments are in store.

Even in the initial meeting, the great lack of sensitivity of the developer was revealed when he called this an unused "dirt" field. As for Open Space, what was promised initially has been whittled down over the intervening months to a fraction of what was proposed. View sheds would be obliterated by the wall of five story buildings.

Public Access? The entire 90 acre site of Medtronic will be closed to public access due to security reasons. A fence was discussed that would ameliorate this and create more public accessibility, but the developer and Medtronic is not for this option, for reasons not explained, so that's just an unfortunate necessity.

As for environmental friendliness? The Boulder County Commissioners oppose this plan due to the regional air, traffic, housing, and environmental impacts it will create. This elephant of a plan cannot be green washed.

The fiscal impact of this project would be horrendous and this, at a time when we need to be careful and frugal. The creation of a Metro District to fund infrastructure will ensure that commercial success will be doomed. Commercial Property Taxes are already prohibitive. Add the extra taxation levied by the MetroDistrict and businesses will not be able to afford this location.

Just look at the last four big projects, including Steel Ranch and North End, that were approved with the promise of providing commercial tax revenue. What happened? The developer built housing and made no attempt to build commercial. Somehow the plan to complement the housing with walkable retail was no longer feasible, although we

had not had an intervening recession or a depression. Then the developer walked away with permission to build more housing, so the City now has greater responsibility to more citizens without the benefit of greater revenues.

Given the current state of our economy along with MetroDistrict taxation, it would be miraculous if the developer would be able to make good on the promised commercial.

Instead, we will be left with more residents, more traffic, more public services to provide and the developer will be enriched.

We need to preserve our town's character to the extent we are able. There is no way that a development of this size, which is basically a town in itself, although without any small town character, can be compatible with the place we love and have chosen to live in.

Last, but not least, changing the land use of this parcel is subject to referendum by law. How can the public fully participate in the democratic process of referendum during a pandemic? We must protect our civil rights and liberties especially during this time of great upheaval. This proposal should not be advanced at this time.

Please vote NO on this proposal.

Sincerely,

Sherry Sommer
910 South Palisade Court
Louisville

Sent from my iPhone

Rob Zuccaro

Subject: FW: Concerns about new development

From: Sara Starr [<mailto:sarawestofmidnight@gmail.com>]

Sent: Wednesday, June 10, 2020 11:52 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Concerns about new development

Dear members of the Louisville Planning Commission,

I am writing to express my concerns about the new developments in our community. As a long time resident, I can say that the most valuable thing about our town is our open space and we have to continue to protect it. While change and some growth is inevitable, haven't we already grossly surpassed an appropriate amount of new development. This greatly takes away from the main reason why Louisville is so special. Each new development sucks the soul out of Louisville a little bit more.

I am asking that you make decisions in a way to PROTECT OPEN SPACE and to minimize new development. For the sake of our environment, the core values of our town and the people who already live here.

Thanks for your time.

Sara Huth
Dutch Creek Resident
Louisville

Rob Zuccaro

Subject: FW: Redtail Ridge Development

From: Bill Staton <wjstaton@comcast.net>

Sent: Thursday, June 11, 2020 5:53 AM

To: Caleb Dickinson

Subject: Redtail Ridge Development

Councilman Caleb Dickinson,

I am writing to express my objection to what is now being proposed for the Redtail Ridge development. I went to one of the community meetings put on by the developer and also watched a council session discussing the development. Looking at what is being proposed now it seems things have changed drastically since the developer's meeting that I went to before the Covid-19 lockdown. I did not like the increased housing that I heard then, and now it seems to have exploded. In the meeting I was at the developer was asked what would happen to the plan if the industry, which I believe was Medtronic would pull out. At that time the industry was being touted as the main drawing factor for the development. The developer said even if the industry would pull out the development would proceed forward. I am not seeing anything concerning the industry so I do not know if they are still part of the development. I do not see how city services can handle all this residential development as it continues to lose businesses. We just voted a few years ago to fund the rec center's redevelopment. I go to the rec center and I don't see how the center can handle the increase and that is only one part of the negative aspects of the proposed development. The increase in traffic will also become a factor. I do not want Louisville to be just the bedroom community to Boulder, Superior and Lafayette which the Boulder Camera said it was becoming last year. I believe it would be better to have no residential housing there. That was the hope for this area for years. This is the last place for any meaningful business area for Louisville. It is by the Denver Boulder turnpike and the Northwest Pkwy toll road. Boulder would love to be able tell potential employees that they can get housing just east off of the turnpike. Work, shop and eat in Boulder while you live in Louisville. Who gets the most from that deal?

Thank you,

Bill Staton
2396 McKinley Ave
Louisville, CO 80027
wjstaton@comcast.net
303-666-6204

Rob Zuccaro

Subject: FW: redbtail ridge

From: Dave Thompson [<mailto:dthomp325@gmail.com>]

Sent: Wednesday, June 10, 2020 8:03 PM

To: Planning <planning@Louisvilleco.gov>

Subject: redbtail ridge

I support the redbtail ridge development plan because expanding and diversifying Lousiville's housing stock, retail space, and tax base is a good thing for our community.

-Dave Thompson
139 W Cedar Way
80027

Rob Zuccaro

Subject: FW: Redtail Ridge Plan

From: Thomas Walker [<mailto:tmwalkerco@comcast.net>]

Sent: Thursday, June 11, 2020 12:14 PM

To: Planning <planning@Louisvilleco.gov>

Subject: Redtail Ridge Plan

I would like to express my concerns about the Redtail Ridge plan that is going in front of the Planning Commission. I am against such a large development in Louisville, which is one of the few towns nearby that has been developing and purchasing Open Space. I do not want Louisville to become another Colorado front range town that puts up buildings where ever they can, rather Louisville should be looking into ensuring our citizens live in a community that is concerned with our well being - a perfect example is the elimination of Roundup and 2,4-D from Open Space and parks.

I agree with Matt Jones, our county Commissioner, with his concerns which I will re-iterate below:

We live in a great town with a small town feel and we need to keep it that way. A developer, with a well-connected PR firm, wants a huge development at the Storage Tek site with **buildings three times the size of Storage Tek! With buildings up to five stories high.** The Redtail Ridge development will bring lots more traffic congestion with ozone creating, climate changing pollution, pressure on housing, not near enough open space and no community separation from Broomfield.

I agree, Louisville needs some development at the old Storage Tek site, but not 5 million square feet? This will only change if you participate!

Please ask the Louisville Planning Commission to:

- 1) **Tell the developer their proposal is way, way too big.** The developer should come back with a plan the size of what was approved for ConocoPhillips, which is already a generous 60% bigger than Storage Tek, and to vote no on the development plan and PUD on the agenda.
- 2) **Schedule the public hearing**--on the biggest Louisville land use and development decision in decades--**when it is safe to have an in-person hearing** that is open to all, not just those who want to risk it in a pandemic. And the city should actively advertise the hearings. This is way too important to quietly slip through now.

By the way, Boulder County does not support this proposal because of its size and all the regional traffic, housing and environmental impacts it will create and it is contrary to the intent of the Northwest Parkway Intergovernmental Agreement which "...is intended to preclude increased development and urban sprawl that would obliterate the boundaries of Broomfield, Lafayette and Louisville...."

I would also state that after the Covid-19 pandemic runs its course the need for more buildings for businesses will likely change. Many companies, including technology (e.g. Google), financials (e.g., Goldman Sachs), etc. have stated that the days of people going to an office to work will likely change and more people will be working from home. Therefore the need to build another massive business development of the size that is being proposed is completely unnecessary and should be sent back to the developer to make the plan more realistic and in-line with Louisville's small town atmosphere

rather than putting up buildings and houses like Superior and Broomfield are. Louisville needs to preserve what we have or we will become another megalopolis like the LA and San Francisco.

Please support the citizens of Louisville and help keep our values of open space, biking and hiking trails, and the small town feel present. There is no need for another large development in my Home Town.

Thanks.

Tom
President
Thomas A. Walker, Ph.D. and Associates, Inc.
720-273-7853
tmwalkerco@gmail.com

tmwalkerco@comcast.net
www.tawconsulting.net

Rob Zuccaro

Subject: FW: Proposed Redtail Ridge Development

From: Lori Walker [<mailto:lwolfwalker@hotmail.com>]

Sent: Wednesday, June 10, 2020 10:38 PM

To: Planning Commission <PlanningCommission@louisvilleco.gov>

Subject: Proposed Redtail Ridge Development

Dear Members of Louisville Planning Commission,

As a homeowner who lives very close to the proposed Redtail Ridge Development, I am very concerned about the impacts such a large development would have on my neighborhood and Louisville as a whole. The size of the proposed development is way too large, and adding that much density to this area is completely unacceptable. Residents of Louisville like myself are very proud of the town's small-town vibe and its commitment to the environment and open space, and this proposal would be highly detrimental to those important city values.

In addition, it seems like trying to shoehorn this proposal into a time when residents can't attend an in-person public hearing is an underhanded attempt to reduce the possibility of public resistance. This proposal would have a huge impact on the City; please at least be transparent enough to wait until the pandemic allows an in-person public hearing on this matter.

I am asking all of you to please vote NO on the developer's current proposal, and ask them to come back with a proposal the size of the previous Conoco Phillips proposal (or smaller). Please don't destroy our faith and pride in our city's values.

Kind regards,
Lori Walker
Coal Creek Ranch South